



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 10, 2016

# NOTICE OF RIGHT TO APPEAL

## ENVIRONMENTAL DETERMINATION

### DEVELOPMENT SERVICES DEPARTMENT

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**PROJECT NO:** 404973  
**PROJECT NAME:** 69<sup>th</sup> and Mohawk Pump Station  
**COMMUNITY PLAN AREAS:** Eastern Area of Mid-City Communities & College Area  
**COUNCIL DISTRICT:** 9

**LOCATION:** The pump station replacement site is located at 6910 Mohawk Street at the northeast corner of the Mohawk Street and 69th Street intersection in the College Area Community Plan area. Water pipeline installation and replacement would affect portions of El Cajon Blvd., Mohawk St, and 67th, 68th, and 69th Streets near the pump station replacement site. Water pipeline replacement would also occur on College Grove Drive to the east of its intersection with Caminito Chollas in the Eastern Area of the Mid-City Communities Plan area.

**PROJECT DESCRIPTION:** The project proposes to replace an existing water pump station on an approximately 0.22-acre lot at 6910 Mohawk Street with a new water pump station. Removal of the existing pump station would consist of the demolition of two existing one-story buildings and an existing asphalt and gravel parking lot, removal of existing landscaping and irrigation, and removal of existing retaining walls and fences along the north, south and west property lines. An existing wall and fence along the east property line would remain. The new pump station would consist of a new 2,573 square-foot, 19-foot tall, one-story structure, which would house an electrical room, mechanical room and six water pumps. The pump station building materials include concrete masonry unit (CMU) walls with a plaster finish, skylights, acoustical louvers, obscured glazed windows, and concrete tile roof to integrate with the surrounding neighborhood. The project would include construction of a 15.5-foot tall by 28-foot long by 18-foot wide decorative CMU block wall enclosure, with a wrought iron gate and a steel tube trellis cover, to house a temporary emergency generator. A new asphalt parking area and access driveway off of Mohawk St. would be constructed, and new landscaping and irrigation would be installed as part of the new pump station. For security purposes, a combination of new 4-foot tall CMU wall with 4-foot tall perimeter wrought iron fence on top of the wall is proposed to be constructed along the site's north, west and south property lines. An approximately 8-foot diameter by 18-foot long above ground pressure surge tank would be installed as part of the project.

The project would also include the installation of 2,800 linear feet of new water pipeline and replacement and upsizing of 4,660 linear feet of existing water pipelines for a total of 7,460 linear feet of new or replaced pipelines. Approximately 6,442 linear feet of the pipeline installation/replacement would occur on El Cajon Blvd., Mohawk St, and 67th, 68th, and 69th streets near the pump station replacement site. One thousand eighteen linear feet of pipeline would be

installed or replaced on College Grove Drive, approximately 2.5 miles southwest of the pump station site. The open trenching method would be used to install/replace the pipelines at a depth of 4-8 feet deep with trench widths of approximately 2-4 feet. New or replacement water lines would be located within existing paved public road right-of-way and all trenches would be backfilled and paved to match the existing paving on the affected public roads. The water pump station replacement site is designated as RM-1-1 (Multi-Family Residential) zone.

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**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Dept. of Development Services

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**ENVIRONMENTAL DETERMINATION:** The City of San Diego has conducted an Initial Study and determined that the proposed project could have a significant environmental impact in the following area: **Archaeological Resources.** Subsequent revisions in the project proposal create the specific mitigation identified in Section V of the Mitigated Negative Declaration (MND). The project, as revised, now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

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**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Dept. of Development Services

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**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** A Mitigated Negative Declaration and Initial Study have been prepared which provide supporting reasons for the environmental determination. These documents are available for public review at 1222 First Avenue, 5th Floor, San Diego, CA in the Department of Development Services.

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On October 10, 2016 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (October 24, 2016). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.